

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

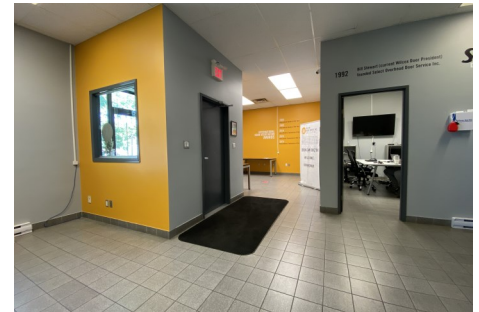
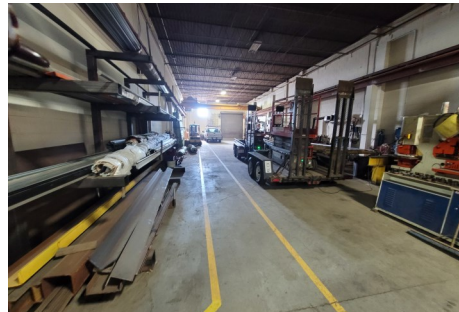
## INDUSTRIAL SPACE FOR LEASE

BBSREALTY.COM

**\$12.50-14.00PSF**  
NET RENT

**\$4.95PSF**  
T.M.I. (2024)

**13,136-19,757**  
SQUARE FEET



## 328 Glover Road, Stoney Creek, ON

This building has great location, right off Barton OR South Service Road off the QEW surrounded by many other industrial uses. Solid structure in great condition with ample parking with 19+ stalls and outside storage in the back. In the front, there are offices with large warehouses in the back. This property has many cranes: three 3-ton cranes, a 2-ton crane, 5-ton crane and 10-ton crane. No dock doors, but every unit has very large bay doors.

### **Evan Apostol**

**Broker**

Office: 905.527-1144 Ext. 300

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### **Keriann Harlow**

**Sales Representative**

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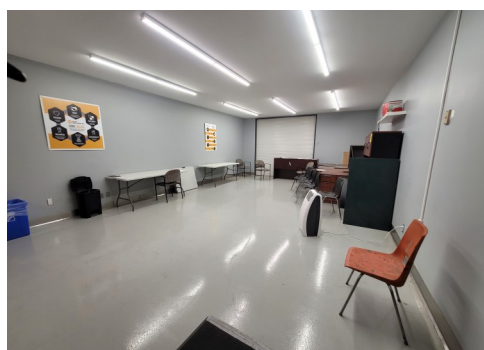
#### **HAMILTON DOWNTON OFFICE**

25 Main Street West, Suite 2025, Hamilton, ON L8P 1H1  
P 905.527.1144 F 905.546.0007

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## PROPERTY DETAILS

CLEAR HEIGHT	18'
CRANES	(3) 3-Ton (1) 2-Ton (1) 5-Ton (1) 10-Ton
OUTSIDE STORAGE	Yes
PARKING	(19) Surface
VOLTS / AMPS	600 / 200
ZONING	M2

## FULL BUILDING

NET RENT	\$14.00 psf
T.M.I. (2024)	\$4.95 psf
SIZE	19,757 sf
LOADING DOORS	(2) Drive-In (1) Grade-Level

## UNIT 2

NET RENT	\$12.50 psf
T.M.I. (2024)	\$4.95 psf
SIZE	13,136 sf
LOADING DOORS	(1) Drive-In

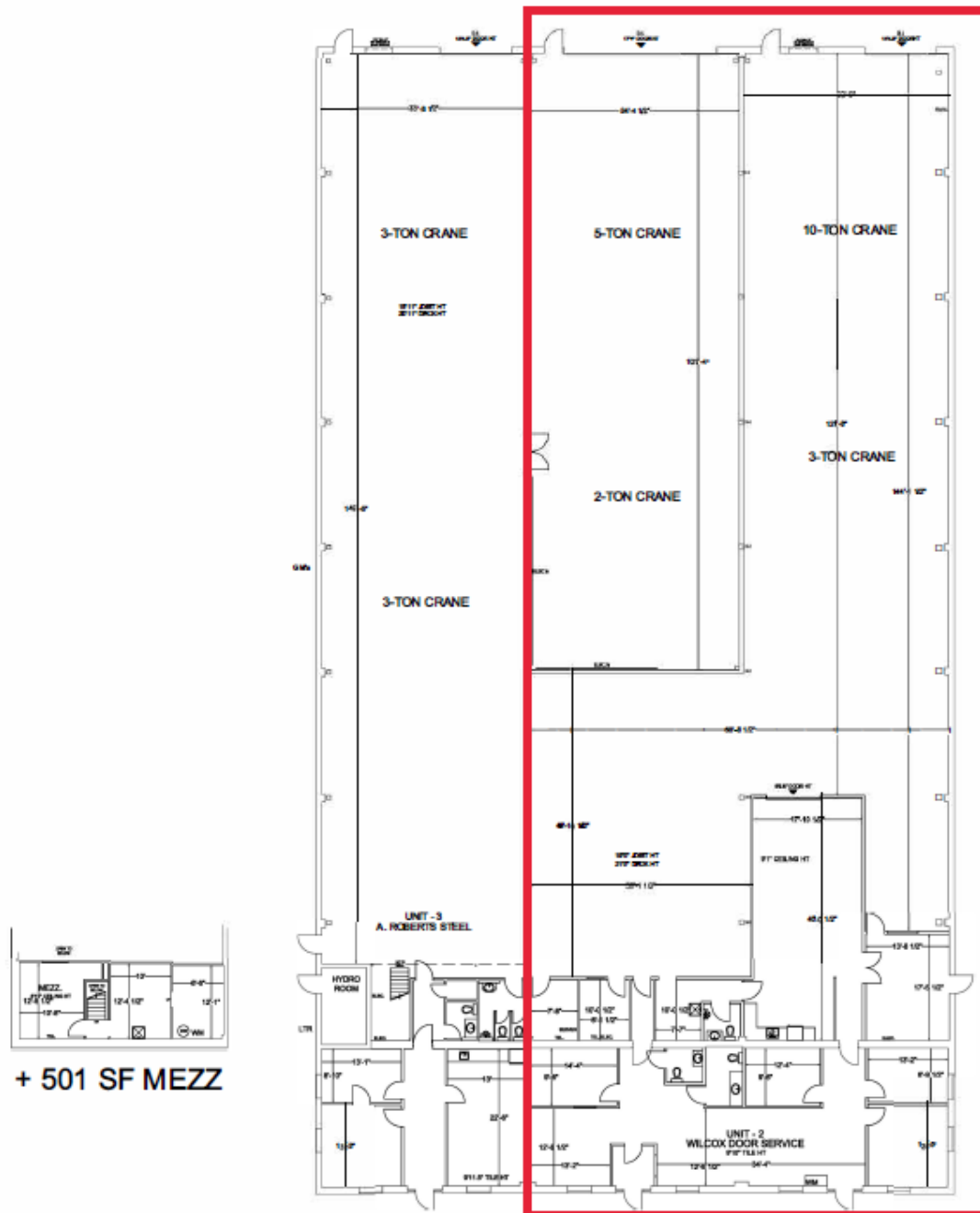
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MEASURED PER BOMA  
2012 INDUSTRIAL STANDARD



**UNIT 3**  
6,621 sf

**UNIT 2**  
13,136 sf

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